

ORDINANCE NO. 020627-Z-2

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED WITHIN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA AT 501 NORTH IH-35 NORTHBOUND, AKA 814-816 EAST 5TH STREET, GENERALLY KNOWN AS THE ROBINSON BROTHERS WAREHOUSE, FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-HISTORIC-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-H-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-historic-conditional overlay-neighborhood plan (CS-MU-H-CO-NP) combining district on the property described in File C14H-02-0002, as follows:

Lots 8-12 and part of Lot 7, Block 1, Conner's Subdivision, a subdivision in the City of Austin, Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

generally known as the Robinson Brothers Warehouse, locally known as 501 North IH-35 Northbound, aka 814-816 East 5th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Development of the Property shall comply with the regulations of Ordinance No. 001214-20 (East Cesar Chavez neighborhood plan combining district).

PART 3. The Property may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1503 and 25-2 1504 of the Code.

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Adult oriented businesses

Pawn shop services

2. The following uses are conditional uses of the Property:

Automotive sales

Automotive washing (of any type)

Campground

Commercial off-street parking

Convenience storage

Drop-off recycling collection facilities

Equipment sales

Exterminating services

Hotel-motel

Kennels

Maintenance and service facilities

Residential treatment

Vehicle storage

Hospital services (general)

Outdoor entertainment

Club or lodge

Transitional housing

Transportation terminal

Automotive repair services

Communication service facilities

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 5. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 6. This ordinance takes effect on July 8, 2002.

PASSED AND APPROVED

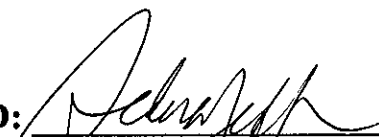
June 27, 2002

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Gustavo L. Garcia
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT A

FIELD NOTES FOR GRACY TITLE COMPANY

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF LOT 7, AND ALL OF LOTS 8, 9, 10, 11, AND 12, BLOCK 1, OF CONNER'S SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, AS RECORDED IN BOOK V, PAGE 449, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO THIRD COAST STUDIOS, JOINT VENTURE, BY DEED RECORDED IN VOLUME 12798, PAGE 206, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cross found cut in concrete at the Southeast corner of the said Lot 12, Block 1, Conner's Subdivision, recorded in Book V, Page 499, Plat Records of Travis County, Texas, being at the intersection of the North r.o.w. line of East 5th Street, and the West r.o.w. line of Brushy Street, being the Southeast corner of the said Third Coast Studios, Joint Venture tract, for the Southeast corner hereof, and from which cross cut, an iron pipe found at the intersection of the centerline of East 5th Street and Brushy Street bears, S 15°09'40"E for a distance of 50.04 feet;

THENCE with the North r.o.w. line of East 5th Street, being the South line of Block 1, Conner's Subdivision, N 68°15'00"W for a distance of 115.07 feet to an iron rod found at the Southeast corner of Lot 7, Block 1, Conner's Subdivision, being at the intersection of the North r.o.w. line of East 5th Street and the East r.o.w. line of North Interregional Highway No. 35, being the Southwest corner of the said Third Coast Studios, Joint Venture tract, for the Southwest corner hereof;

THENCE with the East r.o.w. line of North Interregional Highway No. 35, N 16°50'00"E for a distance of 127.07 feet to an iron rod found in the North line of the said Lot 7, being at the intersection of the East r.o.w. line of Interregional Highway No. 35 and the South r.o.w. line of a 20 foot alley, being the Northwest corner of the said Third Coast Studios, Joint Venture tract, for the Northwest corner hereof;

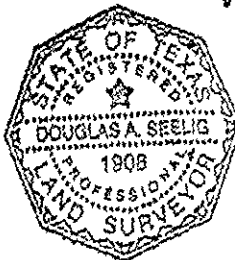
THENCE with the South r.o.w. line of the said 20 foot alley, being the North line of the said Lots 7 thru 12, S 68°53'08"E for a distance of 129.77 feet to an iron rod set at the Northeast corner of the said Lot 12, Block 1, Conner's Subdivision, being at the intersection of the South r.o.w. line of the said 20 foot alley and the West r.o.w. line of Brushy Street, being the Northeast corner of the said Third Coast Studios, Joint Venture tract, for the Northeast corner hereof;

THENCE with the West r.o.w. line of Brushy Street, S 21°39'00"W for a distance of 128.00 feet to the PLACE OF BEGINNING.

AS SURVEYED BY:
DOUG SEELIG LAND SURVEYORS, P.C.

Douglas A. Seelig
DOUGLAS A. SEELIG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704
August 18, 1998

Work Order No. 15407



REAL PROPERTY RECORDS
TRAVIS COUNTY TEXAS

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